

FM 3405 BIZ PARK | 4701 FM 3405, GEORGETOWN, TX

FOR LEASE



**2,000 - 19,800 SF FLEX INDUSTRIAL SPACE AVAILABLE**

Kathy Bayliss, CPM, CCIM

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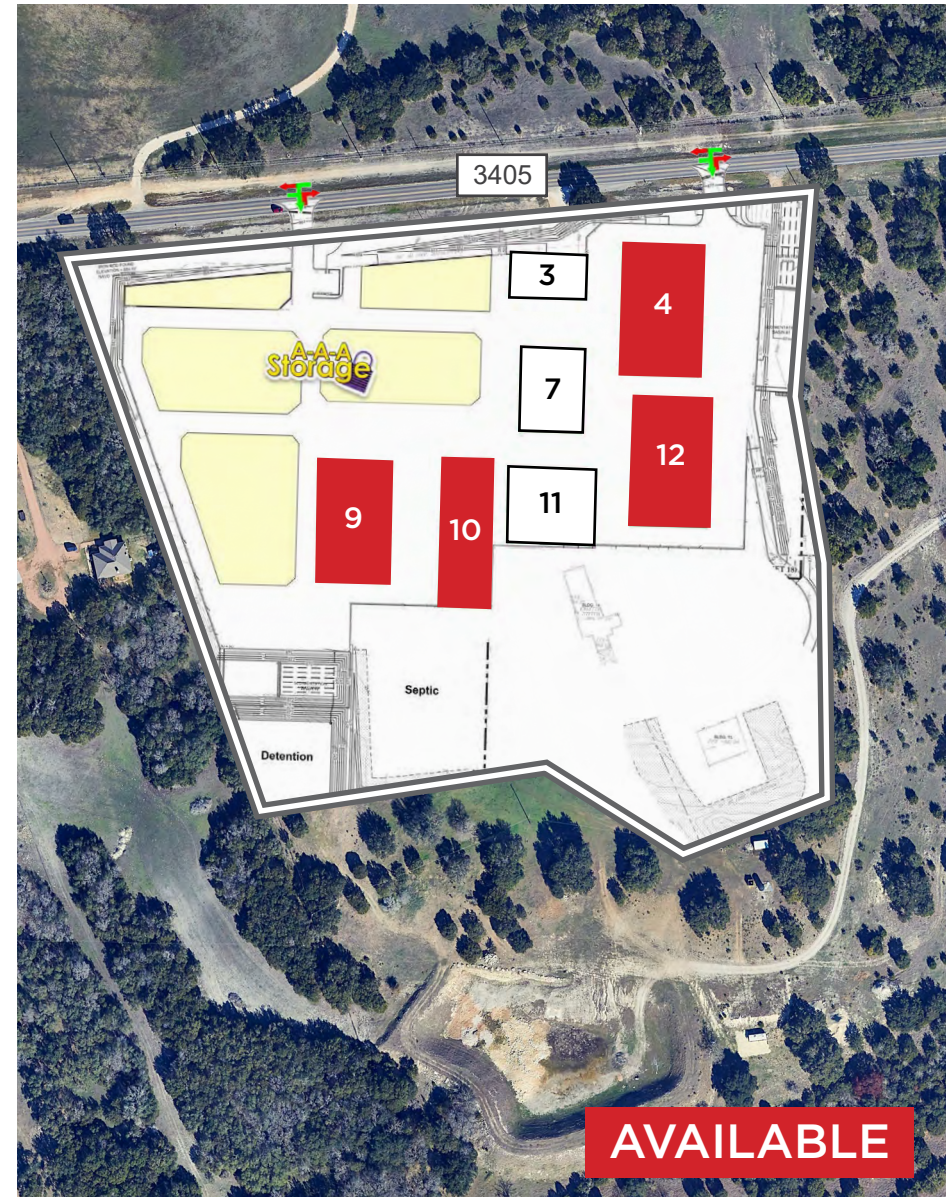


## OVERVIEW

Property Type:	Flex / Industrial
Available:	2,000-19,800 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.00/SF

## Features

- **AVAILABLE:**
  - Building 4: 2,000 - 6,650 SF
  - Building 9: 2,000 - 17,500 SF
  - Building 10: 2,000 - 14,350 SF
  - Building 12: 2,000 - 19,800 SF
- Single or multi-tenant flex/industrial warehouse space
- Pre-fabricated steel construction (60'-110' deep)
- Project will cater to any storage, distribution, fabrication, or logistics needs
- Free-span buildings with 20+ foot clear heights
- 1:500 SF Parking Ratio
- Landlord has in-house construction for all Tenant Improvement needs

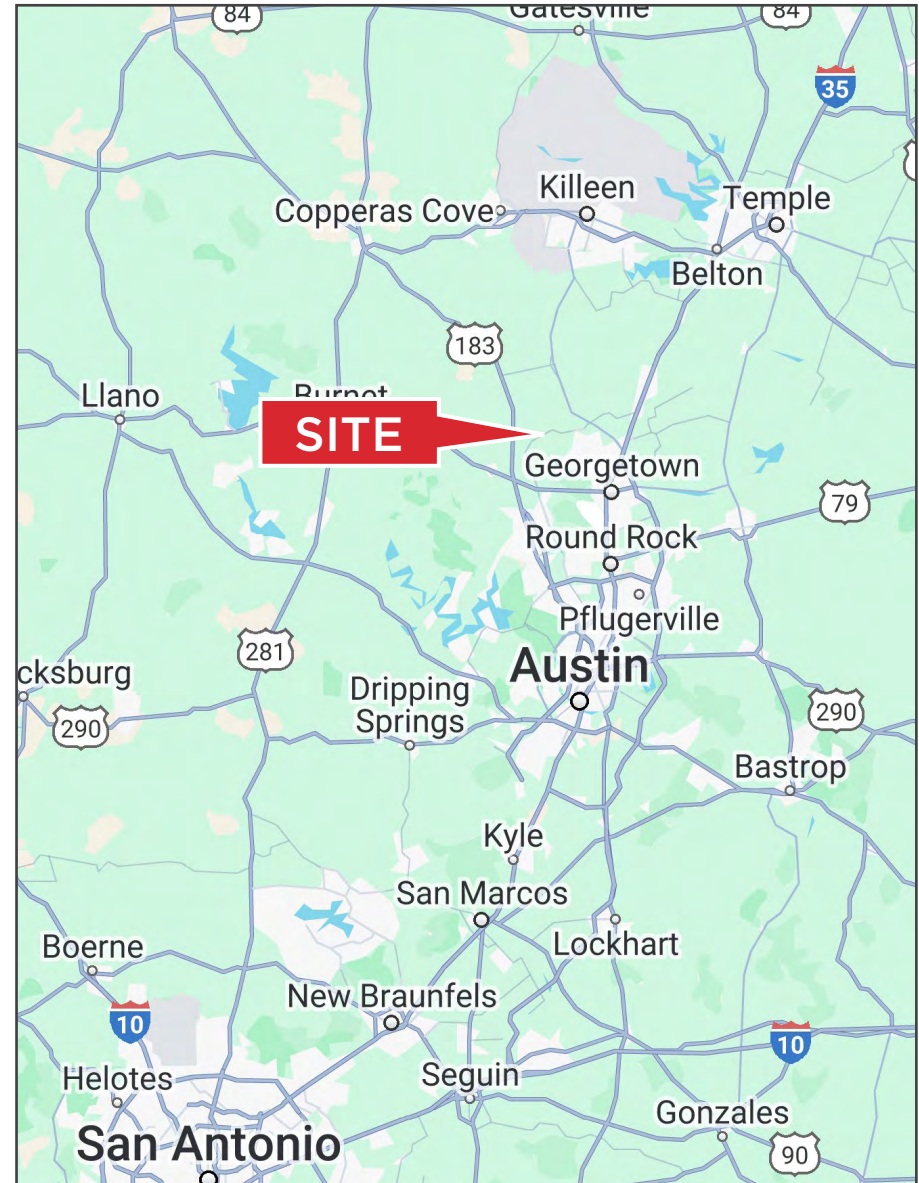


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## Drive Times from the Site

Highway 183	4 Min	Georgetown	22 Min
Highway 29	9 Min	Austin	1 Hr 5 Min
Interstate 35	25 Min	Austin Airport	1 Hr 12 Min

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